

**Questions and Answers to  
Title Insurance Company Request for Information  
Submitted After September 15, 2005**

The following questions and answers about the underwritten title company data call supplement the questions and answers dated September 15, 2005.

Last updated: September 27, 2005

Questions and answers added since last update noted with **NEW**.

TI Table 4

**NEW Question:** *Table 4, We cannot provide the information requested in Column 5. The reported policy statistical data does not include whether a policy covers residential or commercial property, nor does it include whether a policy covers a new home (whether in a subdivision or not) or a resale or whether a property is a residence or a commercial risk.*

Response: The revised instructions for Table 4 address your question. The instructions state, "If you do not have a particular data element available in your policy databases, leave that column blank (empty) for that policy. Please provide as much of the requested information as you have available in your claims databases. If you have summary reports of some of the data elements which you are unable to provide in Table 4, please provide those summary reports to the Department by October 21, 2005."

**NEW Question:** *Supplemental request for information 1 to Table 4 requests a list of all title endorsements used in 2004. We don't track endorsements used in our computer database. We can provide a list of endorsements on file available for use. Will that suffice?*

Response: If you are unable to provide a list of endorsements used, then you may provide a list of endorsements on file and available for use with a brief description of the endorsement. Since you are also unable to provide the endorsement information requested in Table 4, the Department requests that you provide an estimate of the frequency of use of various types of endorsements in 2004 by reviewing a sample of paper files.

#### TI Table 5

**NEW Question:** *Table 5, In the discussions during the meeting on September 8, it was suggested that Column 6 include only claims losses paid and not loss adjustment expenses paid. Since loss adjustment expenses are very significant, constituting approximately 40% of the total amount we pay out for claims, we believe that all of the underwriters should include these figures in Column 6.*

Response: The revised instructions for Table 6 address your question. We have added separate columns for loss adjustment expenses.

#### TI Table 6

**NEW Question:** *Table 6, We cannot provide the information for Columns 3,7,8,9 and 11. For Column 3, as with the policy information requested in Table 4, Column 5, our claims system does not track whether a policy covers residential or commercial property, nor does the reported policy statistical data include whether a policy covers a new home (whether in a subdivision or not) or a resale or whether a property is a residence or a commercial risk. For columns 7,8 and 9 our claims system does not track if the claim is made under endorsement coverage. This information could only be gathered by reviewing each claim file manually. For column 11, our automated claims system does not track denied claims separately, nor the reason for their denial. The only way to provide this information would be to have our California claims staff review each of their files manually for 2003 and 2004. In addition, we believe it would be much easier for our company to provide information solely on claims opened during 2003-04, rather than on all claims activity occurring during 2003-04.*

Response: The revised instructions for Table 4 address your question. The instructions state, "If you do not have a particular data element available in your claims databases, leave that column blank (empty) for that claim. Please provide as much of the requested information as you have available in your claims databases. If you have summary reports of some of the data elements which you are unable to provide in Table 6, please provide those summary reports to the Department by October 21, 2005."

The revised instructions further state, "You may report claims according to one of the following methods of identifying claim activity, at the discretion of the reporting company.

1. All claims for which there was claim activity of the type identified in columns 11 through 17 regardless of when the claim occurred; or
2. All claims opened between January 1, 2003 and December 31, 2004.

Please indicate in your response to the request for Supplemental Information for Table 6 which method you are using."

TI Table 7

**NEW Question:** *Why did you not include an activity category for the title insurance company audits and monitoring of underwritten title companies? Can we report personnel costs for this activity in one of the Other categories.*

Response: The Department welcomes use of Other categories in Table 7 as you feel necessary to describe major activity categories in addition to those identified by the Department.